

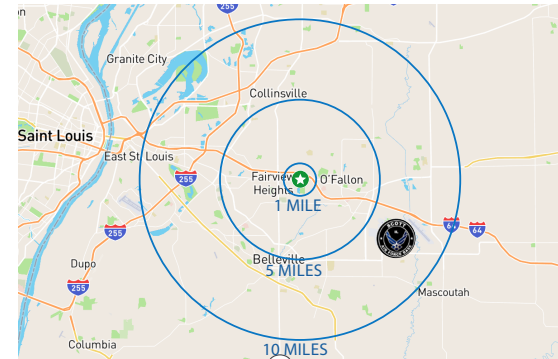
AVAILABLE FOR LEASE OR SALE

4.11 ACRES - PAD READY

176 AUTO COURT, O'FALLON, IL 62269



PROPERTY DETAILS



- + Located at signalized intersection with direct access and visibility on Hwy 50 with 25,700+ VPD
- + Outparcel of Lincoln Crossing Shopping Center anchored by Home Depot and Walmart (\$58.5M in sales) with high customer traffic.
- + Zoned B2 Commercial

CONTACT BROKER FOR PRICING

DAYTIME POPULATION	AVG. HOUSEHOLD INCOME	MEDIAN HOUSEHOLD INCOME	POPULATION	HOUSEHOLDS
6,938 - 1 mile 53,483 - 3 miles 95,387 - 5 miles	\$83,363 - 1 mile \$103,169 - 3 miles \$95,227 - 5 miles	\$65,770 - 1 mile \$79,205 - 3 miles \$71,776 - 5 miles	3,346 - 1 mile 50,180 - 3 miles 98,739 - 5 miles	1,389 - 1 mile 19,890 - 3 miles 40,054 - 5 miles

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CBRE

The map is a detailed plat showing two parcels, Parcel 1 and Parcel 2, with various building footprints, parking lots, and surrounding streets. Key features include:

- Parcel 1:** Located in the upper right, containing Lot 5 and a building footprint labeled "187' AUTO COURT CONCRETE BLOCK 40,800 S.F.". It is bounded by "N 0'33'09" W" and "718.36'".
- Parcel 2:** Located in the lower right, containing Lot 6 and a building footprint labeled "176' AUTO COURT BLDG HEIGHT 35 FEET 23,748.10 S.F.". It is bounded by "N 00'26'48" W" and "470.32'".
- Streets:** "50'W COURT (PUBLIC)" runs horizontally across the middle. "NEW CAR (50'W) DRIVE (ASPHALT) (PRIVATE)" runs vertically along the left side of Parcel 2. "ST. CLAIR AUTO MALL" and "FIRST ADDITION TO LOT 7" are also labeled.
- Other Features:** "LOT 4" is shown to the left of Parcel 1. "INTERSTATE 64 (WIDTH VARIES) (CONCRETE) (PUBLIC)" is shown on the far right. Various easements (e.g., "20' W EASEMENT", "15' W EASEMENT") and setbacks (e.g., "25' BLDG LINE (ZONING)", "20' BLDG LINE (PLATTED)") are indicated throughout the site.
- Dimensions and Bearings:** Numerous dimensions (e.g., "1170.00'", "340.00'", "308.04'") and bearings (e.g., "N 0'33'09" W", "N 00'26'48" W") are provided for the boundaries and internal features.